

FINAL ACTION MEMO
Planning Commission Meeting of June 15, 2021

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Bivins. • PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Mr. Keller; Ms. More; Mr. Bailey; Mr. Clayborne; Mr. Randolph; and Mr. Carrazana (UVA Rep.). • Staff members present were Bill Fritz, Charles Rapp, Francis MacCall, Stacy Pethia, Andy Reitelbach, Tori Kanellopoulos, Jodie Filardo, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not on the Agenda from the Public</p>	<p><u>Clerk:</u> No action required</p>
<p>3. Consent Agenda Approval of Minutes for June 1, 2021.</p> <p>Action: The Planning Commission approve the minutes with a vote of 7:0.</p>	<p><u>Clerk:</u> Post to website</p>
<p>4. Public Hearing</p> <p>4a. ZMA202000007 RST Residences MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000010800; 04600000010900 LOCATION: 2883 and 2885 Seminole Trail; and 1374 Ridgewood Circle PROPOSAL: Rezone two parcels to allow a maximum of 340 residential units. PETITION: Request to rezone a total of approximately 19.51 acres from the R1 Zoning District, which allows residential uses at densities up to 1 unit/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 340 dwelling units is proposed, with 254 multifamily apartments and 86 townhouse units proposed, at a net density of 18.28 units/acre, and a gross density of 17.43 units/acre. An associated request for a Special Exception (SE202000003) to waive the setback requirements for the proposed buildings, under §18-4.19.5. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, Steep Slopes – Managed, and Steep Slopes – Preserved PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions,</p>	<p><u>Clerk:</u> Forward Planning Commission recommendations to Board of Supervisors ahead of Board’s public hearing.</p> <p><u>Staff:</u> Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.</p>

<p>schools, commercial, office, and service uses; and Privately-Owned Open Space – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features; in the Community of Hollymead in the Places29 Master Plan area. (Andy Reitelbach)</p> <p>Action: The Commission recommended approval of ZMA202000007 RST Residences for the reasons stated in the staff report.</p> <p>Approve with a vote of 6:1 (Commissioner Randolph opposed)</p> <p>Action: The Commission recommended approval of the special exception request SE202000003, to modify the setback requirements for buildings in the development, under the conditions listed in the staff report, and for the reasons stated in the staff report.</p> <p>Approve with a vote of 7:0</p>	
<p>5. Work Session</p> <p>5a. <u>CCP202100001 ACSA Avon Street Facility</u> MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCELS: 09100-00-00-00100 (9.54 acres) LOCATION: 1737 Avon Street Extended, Charlottesville, VA 22902 PROPOSAL: Proposed public use in R-1 Residential per 18-13.2.1(9) and VA Code 15.2-2232. PETITION: The proposal is for an Albemarle County Service Authority (ACSA) maintenance facility. The property is owned by ACSA and there is an existing water tower on the site. The maintenance facility would include a site access road, two story approx. 15,600 square foot maintenance building, vehicle storage yard, training area, fuel station, and a vehicle wash area. The project is intended to provide a training area and minor repair facility for ACSA vehicles. ZONING: R-1 Residential PROFFERS: None OVERLAY DISTRICTS: Airport Impact Area COMPREHENSIVE PLAN: Institutional (Southern and Western Neighborhoods Master Plan) - schools, libraries, utilities, hospitals, universities, colleges and other developed and undeveloped publicly owned property. (Tori Kanellopoulos)</p> <p>Action: The Commission recommended approval of CCP2021-01 ACSA Avon Street Facility, to find the location, character, and</p>	<p>Clerk: None.</p> <p>Staff: Incorporate Planning Commission comments in presentation for the Board of Supervisors.</p>

<p>extent of the ACSA Avon Street Facility, public facility and public use thereof, as proposed, to be in substantial accord with the Comprehensive Plan.</p> <p>Approved with a vote of 7:0.</p>	
<p>6. Committee Reports:</p> <p>Commissioner Randolph – Village of Rivanna CAC with 5 new members.</p>	
<p>7. Review of Board of Supervisors Meeting – June 2, 2021</p> <p>Mr. Rapp gave an overview of the BoS Meeting.</p>	
<p>8. Old Business/New Business</p>	
<p>9. Items for follow-up.</p>	None
<p>Adjourn to June 22, 2020 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 9:15 p.m.</p>	